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Head of Planning

Reply To: address as below
Our Ref:
Date: 8th April 2018
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Dear Sir

Welwyn Hatfield Local Plan Examination

In my letter to you dated 27th February I set out a programme for the further work you requested be carried out. At the end of the letter I promised to provide you with an update once the Council had appointed consultants for the Green Belt Review. I am pleased to advise you that the Council has now made such an appointment and has made progress on a number of the other key tasks.

I have set out in the table below the latest position with regards to the key tasks.

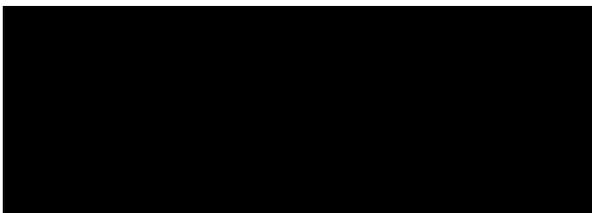
Tasks	Progress
1. Review of the SHMA with regards to Unattributable Population Change and sensitivity testing for younger household formation over a different time period.	Turleys and Edge Analytic have provided the Council with a draft report on these matters and it is anticipated that the final version will be forwarded to the Programme Officer within the next week or two.
2. Review of implications of need for student communal establishments and impact on OAN	
3. Review of housing land supply in the defined HMA	As stated previously conversations have and are continuing to take place with authorities within the defined HMA relating to housing land supply - not all are currently able to provide information on this issue and we are continuing to work with them on this matter.

	<p>The Council is also reviewing its own housing land supply. This includes: analysing planning permissions and completions for 2017/18; reviewing density assumptions for allocated sites and reviewing urban capacity.</p>
<p>4. Review of data on migration to and from East Herts</p>	<p>Turleys have provided the Council with a report and this has been forwarded to the Programme Officer.</p>
<p>5. Provide single Table setting out delivery assumptions for allocated sites and density assumptions alongside housing trajectory</p>	<p>A note on deliverability and density assumptions behind the Housing Trajectory set out in the Proposed Submission Local Plan has been forwarded to the Programme Officer.</p> <p>This Table will be reviewed in the light of the review of housing land supply being carried out for Task 3</p>
<p>6. Review of the Green Belt to incorporate washed over villages and land adjoining towns and inset villages. If opportunities don't exist to deliver 20,000 dwellings to look further afield within Welwyn Hatfield.</p>	<p>Independent consultants LUC have been appointed to carry out the commission. Their programme indicates that the review will be completed by mid-June. The scope of this work is attached to this letter.</p>
<p>7. Necessary supporting infrastructure associated with 16,000 dwellings</p>	<p>Infrastructure issues relating to 16,000 dwellings need to be considered in the light of options for the distribution of additional dwellings across the borough and will need to be informed by the results of the Green Belt work.</p> <p>A review of the current evidence base is being undertaken but this has not tested an option for delivering 16,000 dwellings and there may be a need to update existing infrastructure evidence in particular with regards to waste water and transport modelling.</p>

	Some work has been undertaken with regards to school provision but this will be dependent on the distribution of dwellings as will any additional transport modelling. The programme for completing this work will be dependent on the Green Belt Review and its conclusions.
8. Independent review of the evidence on contamination relating to Birchall Garden Suburb	LQM have produced a report setting out their advice on the robustness of the evidence on contamination as it relates to the allocation of the site. A copy of this report has been forwarded to the Programme Officer for publication.
9. Review of extent of buffer required to address noise, dust and air quality issues associated with A414 and Burnside.	We are currently reviewing the evidence that has been provided on this and will provide a further update once this has been completed.

I have received a numerous requests to provide further information on the scope of the Green Belt Review and I have attached a note on the scope of this work to this letter.

Yours faithfully



Sue Tiley
 Planning Policy and Implementation Manager

Review of the Green Belt

Contract

Independent consultants, LUC, have been appointed to carry out the additional Green Belt work. Their programme indicates that the final report will be available for publication in mid-June.

The Council has received a number of Green Belt assessments of individual sites, these have **not** been passed onto the consultants as the Council consider it important that the review is independent and that the Consultants form their own view of the significance of individual parcels of land.

Scope of the Commission

The consultants have been asked to build on the work carried for the Stage 1 and 2 reviews by carrying out the following tasks

- A review of the borough's 'washed over' settlements in the Green Belt, to consider how they contribute to openness and assess the potential for 'insetting' them.
- An assessment of how essential it is to retain those parts of the borough's Green Belt which could contribute to sustainable patterns of development. This will focus on
 - Green Belt parcels around settlements which are currently inset;
 - Parcels around any washed over settlements which are considered suitable for inseting where they could contribute to sustainable development;
 - and, other areas in the Green Belt will then be assessed (should insufficient opportunities exist around the above settlements) to consider the potential for a new settlement

This work will not replace existing technical work but will take a finer grain approach than the Strategic Green Belt Review and a more comprehensive approach than the Stage 2 studies, which only reviewed promoted sites.

The consultants have indicated that each parcel will be described in terms of its contribution to the purposes of the Green Belt. This will be followed by an assessment of how essential the parcel of land is to the role of the Green Belt both on its own and in relation to other parcels of land.